



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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**£159,950 Leasehold**

**9 Nightingale Court**  
**Middleton-on-Sea, Bognor Regis, PO22 7SU**

[www.maysagents.co.uk](http://www.maysagents.co.uk)



Peace of mind in retirement. This is the stated aim of many as the years advance, and for those the relatively recent introduction of specialist retirement developments has been the answer to many of their prayers. Independence with a degree of “hands off” supervision, provides the opportunity to retain ones individuality within the framework of a retirement scheme. One such scheme located in the village of Middleton~on~Sea has become popular locally and this **GROUND FLOOR 2 BEDROOM FLAT** forms part of that development. The residents also know that help is only a call away with the inbuilt care line, a resident manager on the development, plus launderette and guest facilities, all combine to make this well worth considering if you are looking for a little slice of “peace of mind”. If this sounds like it meets your requirements, contact **May's** for an appointment to view.

**ACCOMMODATION**

**uPVC framed double glazed door to:**

**ENTRANCE HALL:**  
further door to:

**INNER HALL:**  
store cupboard.

**LIVING ROOM: 15' 4" x 11' 7" (4.67m x 3.53m)**  
double glazed door to south facing patio.

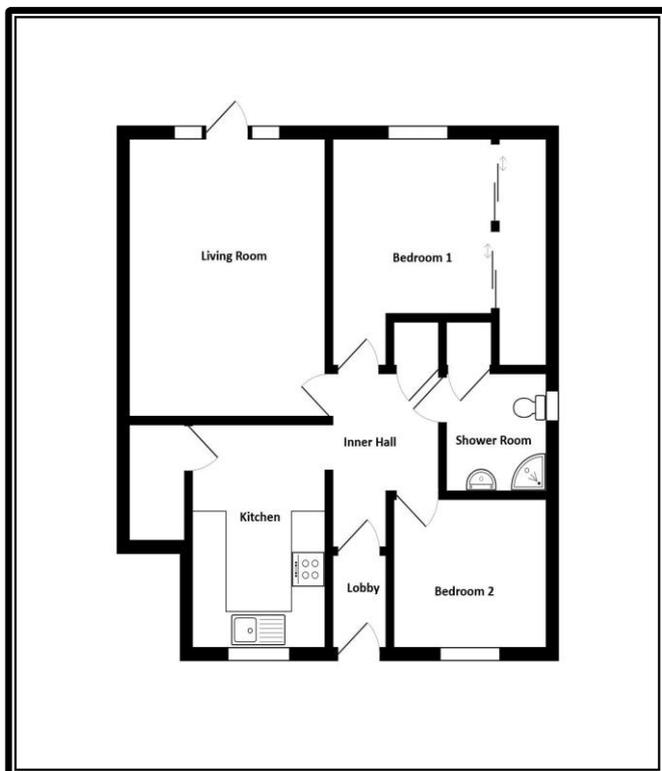
**KITCHEN: 11' 8" x 7' 5" (3.55m x 2.26m)**  
(maximum measurements over units) range of floor standing drawer and cupboard units having

roll edge work tops above; tiled splash backs and matching wall mounted cabinets over; inset stainless steel sink; inset eye level double oven; electric hob; space and plumbing for automatic washing machine and dishwasher; understairs cupboard.

**BEDROOM 1: 10' 0" x 9' 9" (3.05m x 2.97m)**  
(to face of fitted wardrobes).

**BEDROOM 2: 8' 9" x 8' 1" (2.66m x 2.46m)**

**SHOWER ROOM:**  
fully tiled with close coupled W.C.; hand wash basin inset in vanity unit with twin cabinets beneath; corner shower cubicle with glazed screen; airing cupboard housing lagged hot water cylinder.



**OUTSIDE AND GENERAL**

**GARDENS:**  
The garden to the rear and south is accessed via the Living Room and easy access ramp to a paved patio and from there onto the communal lawned area. To the front of the property there is full height bin/tool storage cupboard.

**LEASE DETAILS:**  
TENURE: We understand that there are some 147 years remaining on the lease.

**SERVICE CHARGE: £2114.04 p.a.** which includes external maintenance, window cleaning, building insurance, manager's expenses, and gardening

These figures are provided by the Seller and their accuracy cannot be guaranteed, as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.